

1/25 Geraldton Drive, Robina, Qld 4226

 Coastal

House For Sale

Thursday, 21 March 2024

1/25 Geraldton Drive, Robina, Qld 4226

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 137 m2

Type: House

Expressions of Interest

Rarely available and exclusively positioned amongst million-dollar plus golf course frontage homes is this very special end duplex showcasing its very own swimming pool. Creating an immediate impression of a Coastal lifestyle with its open plan contemporary living spaces featuring distressed timber flooring and white plantation shutters, this inner-city home with its abundance of natural light and stylish décor will more than impress. Flowing effortlessly over two expansive levels and offering a series of very inviting, comfortable indoor/outdoor living spaces to take in the tranquil vistas, the oversized floor plan features:

- 3 spacious carpeted bedrooms all with built in robes, air conditioning & ceiling fans.
- King size ensuite master has a walk-in robe and opens out to its very own private balcony to enjoy the views to the hinterland, pool area and established gardens.
- The main bathroom is located upstairs with a shower over the bath and has an additional linen cupboard.
- Extra guest powder room is located on the ground floor.
- Spacious light filled open plan lounge & dining area features distressed timber flooring with white plantation shutters. This overlooks and opens out to the wrap around courtyard and outdoor entertainment area which encases the resort style pool with well-established greenery.
- The tiled kitchen showcases a granite bench top with a feature tile splash back, lightly coloured timber look cabinetry and stainless-steel appliances including a dishwasher.
- Ducted reverse-cycle air conditioning upstairs and reverse-cycle air conditioning downstairs, insulation, ceiling fans, down lights, window locks and fly screens throughout.
- The full length undercover alfresco entertainment area at the rear features timber decking and alfresco extendable awnings to enjoy all year-round entertainment by the pool.
- The North facing inground 6m x 2.5m resort style saltwater pool features an eco-friendly pump, spa jets, a turquoise-coloured pebble create, sandstone coping, timber decking surrounds and built in coloured mood lighting.
- Double auto lock-up garage has internal and external access and could be set up as an extra living space/ work office/teenage retreat. A Double sized driveway extends to the garage entrance for two extra car parking spaces.
- This home has a gated side access with a grassed area for pets, children and vegetable gardens, there is also room for a caravan/boat or trailer.
- Separate built-in laundry with ample cupboard and linen space through out
- Private gated entrance leads to the front courtyard garden and beyond to the double door entrance which opens to a fully glassed sunlit foyer.
- NO body corporate fees (shared insurance only \$1,237.72 per year) Rates approx. \$986 ½ yearly, with water rates approx. \$367 a ¼, individually water metered, rental appraisal approx. \$950 per week.
- Conveniently located within minutes to Robina Town Centre, Varsity College, Bond University, Lake Orr, parks with sporting amenities, local shops, cafes, restaurants, medical & fitness centres, the Varsity CBD, and the bus stop.

Live in or invest, this irresistible end duplex with no body corporate fees and a swimming pool is loaded with comfort, style, and space. With vacant possession on offer contact Michelle Wegener today on 0439 717 647, you will own what is arguably one of the most convenient and highly desirable locations within the precinct of Robina and Varsity Lakes. You had better be O' So quick!Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.